031.0	0002	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,008,300 /	1,008,300
					USE VALUE:	1,008,300 /	1,008,300
					ASSESSED:	1,008,300 /	1,008,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WYMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALATA MARK E/MICHELLE M
Owner 2:	
Owner 3:	
Street 1:	11 WYMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARDEN PATRICIA C -
Owner 2:	-
Street 1:	104 BADGER TERR
Twn/City:	BEDFORD
St/Prov:	MA Cntry:
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains 6,568 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 2354 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6568.000	499,800	14,900	493,600	1,008,300
Total Card	0.151	499,800	14,900	493,600	1,008,300
Total Parcel	0.151	499,800	14,900	493,600	1,008,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.43 | /Parcel: 428.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 21425

GIS Ref

GIS Ref

Insp Date 10/07/17

!2567!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	499,600	14900	6,568.	493,600	1,008,100	1,008,100	Year End Roll	12/18/2019
2019	101	FV	370,500	15300	6,568.	524,500	910,300	910,300	Year End Roll	1/3/2019
2018	101	FV	370,500	15300	6,568.	382,600	768,400	768,400	Year End Roll	12/20/2017
2017	101	FV	370,500	15300	6,568.	333,200	719,000	719,000	Year End Roll	1/3/2017
2016	101	FV	370,500	15300	6,568.	283,800	669,600	669,600	Year End	1/4/2016
2015	101	FV	349,800	15600	6,568.	277,700	643,100	643,100	Year End Roll	12/11/2014
2014	101	FV	349,800	15600	6,568.	228,300	593,700	593,700	Year End Roll	12/16/2013
2013	101	FV	349,800	15600	6,568.	217,200	582,600	582,600		12/13/2012

PRINT

Date	Time
12/10/20	17:57:24

LAST REV

Date	Time
12/11/17	13:09:32
ekelly	
2567	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARDEN PATRICIA	42528-348		4/16/2004		600,000	No	No		
	11307-559		4/5/1967		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2008	705	Det. Gar	29,000			G10	GR FY10	26X24 GARAGE
9/15/2006	776	Manual	5,000			G8	GR FY08	REFRAME EXISTG ADD
8/4/2006	653	Redo Kit	56,000			G8	GR FY08	
12/4/1992	631	Manual	6,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	TTL REFUSAL	HS	Hanne S
7/2/2009	Info Fm Prmt	BR	B Rossignol
5/14/2009	Measured	189	PATRIOT
5/4/2007	Permit Visit	BR	B Rossignol
9/26/2005	MLS	BR	B Rossignol
8/6/2004	MLS	MM	Mary M
2/24/2000	Meas/Inspect	264	PATRIOT
8/10/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21425
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6568		Sq. Ft.	Site		0	80.	0.94	1									493,630						493,600	

Total AC/HA: 0.15078 | Total SF/SM: 6568 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 493,630 | Spl Credit | Total: 493,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14810252
Const Adj.:	1.02989697
Adj $ / SQ:	153.716
Other Features:	97076
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560342
Depreciation:	60517
Depreciated Total:	499825

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

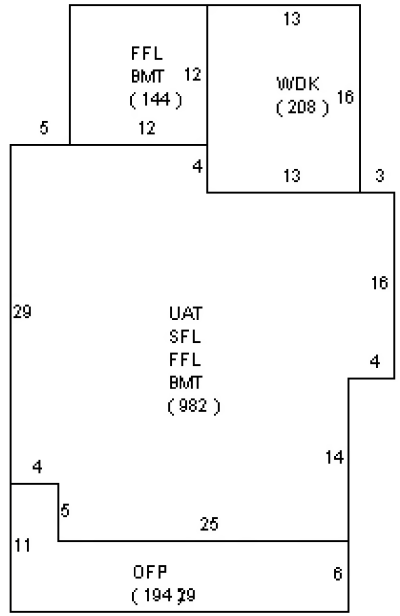
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.09
Special Features:	0	Val/Su Net:	128.75
Final Total:	499800	Val/Su SzAd	237.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,126	46.110	51,925
FFL	First Floor	1,126	153.720	173,084
SFL	Second Floor	982	153.720	150,949
UAT	Upper Attic	246	118.360	29,058
WDK	Deck	208	11.130	2,315
OFP	Open Porch	194	25.750	4,996

Net Sketched Area:	3,882	Total:	412,327
Size Ad	2108	Gross Are	4618	FinArea	2354
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	26X24	G	GD	2008	23.76	T	6.6	101			13,800			13,800
19	Patio	D	Y	1	16X16	G	GD	2004	4.64	T	9	101			1,100			1,100

More:	N	Total Yard Items:	14,900	Total Special Featues:		Total:	14,900